



**Connells**

Boringdon Close  
Plymouth



## Property Description

Welcome to this very well-presented and deceptively spacious three-bedroom semi-detached home, peacefully positioned in the sought-after residential area between Woodford and Colebrook. The property offers a light and airy lounge which flows seamlessly into a separate dining room, creating an ideal space for family living and entertaining. The fitted Oak kitchen provides ample storage and workspace, complementing the home's warm and inviting feel.

Upstairs, you will find three well-appointed bedrooms along with a family bathroom featuring a corner bath and a separate shower cubicle. Outside, the front of the property benefits from a laid-to-lawn garden and a private driveway leading to a garage. The generous rear garden is fully enclosed, offering both lawn and patio areas-perfect for outdoor relaxation and activities.

Situated close to excellent schools, local amenities, and convenient transport links, this home is ideally located for families and commuters alike. Offered to the market with no onward chain and vacant possession, this is a fantastic opportunity not to be missed.

## Entrance Porch

Double glazed door to the front elevation, space for coats and shoes, door to entrance hall

## Entrance Hall

stairs to first floor, door access to lounge, kitchen and downstairs WC, radiator

## Lounge

14' max x 12' 6" max ( 4.27m max x 3.81m max )

Double glazed window to the front elevation, electric fire, radiator

## Dining Room

12' 10" max x 10' max ( 3.91m max x 3.05m max )

Double glazed patio doors to the rear elevation, radiator

## Kitchen

9' 7" max x 8' 6" max ( 2.92m max x 2.59m max )

Double glazed window to the rear elevation, fitted Oak kitchen with wall and base units, sink and draining board with mixer tap, integrated oven, 4 ring gas hob, extractor hood, integrated fridge, freezer, dishwasher and washing machine, storage cupboard, part tiled

## Downstairs Wc

Double glazed window to the side elevation, low level WC, radiator



## Landing

Double glazed window to the side elevation, door access to bedrooms and bathroom, loft hatch (loft is boarded)

## Bedroom One

13' 9" max x 11' 5" max ( 4.19m max x 3.48m max )

Double glazed window to the front elevation, fitted wardrobes, radiator

## Bedroom Two

12' 11" max x 11' 3" max ( 3.94m max x 3.43m max )

Double glazed window to the rear, fitted wardrobes, radiator

## Bedroom Three

10' max x 6' 8" max ( 3.05m max x 2.03m max )

Double glazed window to the front elevation, radiator

## Bathroom

Double glazed obscured window to the rear elevation, corner bath, separate shower cubicle, wash hand basin, low level WC, chrome ladder towel rail, part tiled

## Front Garden

Good-sized laid to lawn garden

## Rear Garden

Spacious and enclosed laid to lawn and patio area

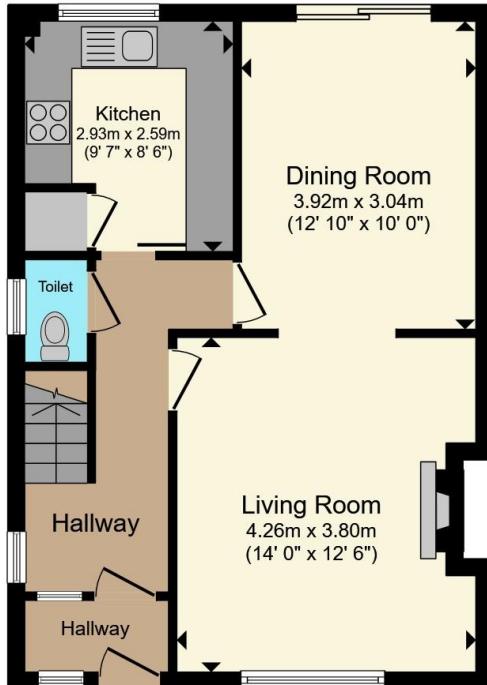
## Driveway

Private driveway leading to detached garage

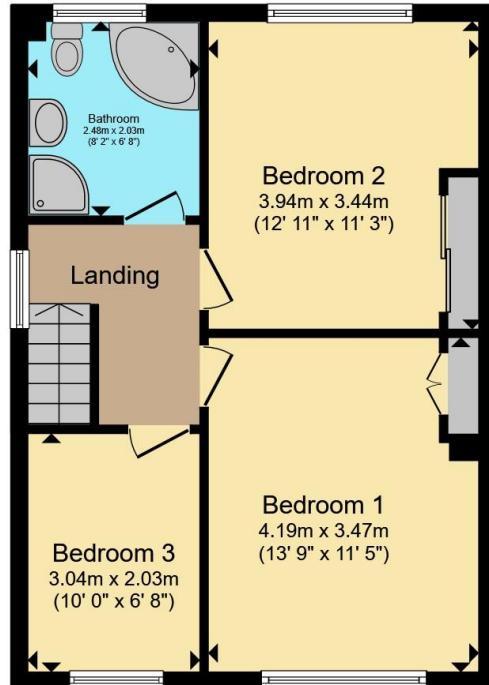
## Garage

Up and over door





**Ground Floor**



**First Floor**

Total floor area 94.3 m<sup>2</sup> (1,015 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: D    Council Tax  
 Band: C

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Tenure: Freehold



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